



BOARD OF ADJUSTMENT HEARING
Development & Business Services Center
1901 S. Alamo Street
BOARD ROOM
Monday, July 12, 2004 at 1:00 P. M.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

CASE NO. A-04-087	Kris Pratt 204 W. Gramercy Place
CASE NO. A-04-088	Moses Anguiano 500 S. Gen McMullen
CASE NO. A-04-090	Joe A. Estrada 117 Matyear
CASE NO. A-04-091	Esteban Villa 1707 McCauley
CASE NO. A-04-092	Mary M. Mendez 335 Ranmar
CASE NO. A-04-093	Chris Powers 146 Princess Pass
CASE NO. A-04-094	Sharon Daly 902 E. Carson
CASE NO. A-04-095	Efren Trevino 1526 Lee Hall Street
CASE NO. A-04-096	Caroline Heath represented by Barbara Favor 502 Bluebonnet Street
CASE NO. A-04-097	Aldelina Perez 817 NW 19 th Street

- V. Staff presentation of a Master Sign Plan for:
 - a) Brooks Corner (Phase Two)
 - b) Judson Market at 7250 Crestway Road
- VI. Discussion and Possible action to wave the one year limitation in CASE A-04-041.
- VI. Consider approving the minutes of January 26, March; April; May 17, June, 2004.
- VII. Adjournment

NOTE: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S. Alamo. Accessible parking spaces are located at the front entrance off of Alamo Street. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

BOARD OF ADJUSTMENT

July 12, 2004

CASE NO. A-04-087

Kris Pratt

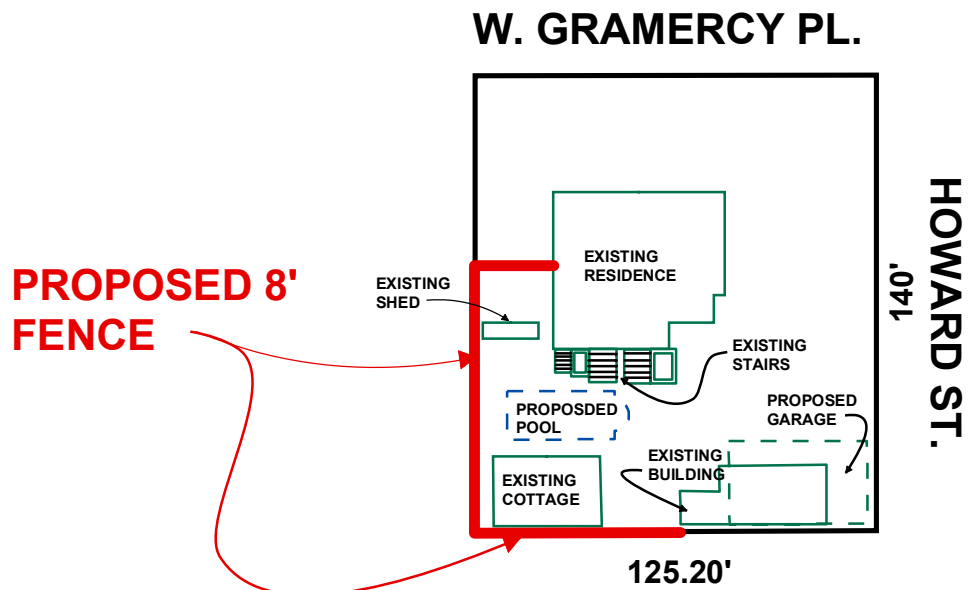
Lot 8 & the East 55' of lot 7, Block 6, New City Block 3971

204 W. Gramercy Place

Zoned: "R-5 H" Historic Residential Single Family District

The applicant requests a variance to erect an 8' fence on the west 76' of the property along the side and 43' along the rear property line and a variance to keep an existing 8' fence along 100' of the east property line on Howard Street. Section 35-514(c)(1) of the Unified Development Code limits the fence height to 6'.

The applicant's proposal is build an 8' fence and to keep the existing 8' fence.



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Plot Plan
A-04-087

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BOARD OF ADJUSTMENT

July 12, 2004

CASE NO. A-04-088

Moses Anguiano

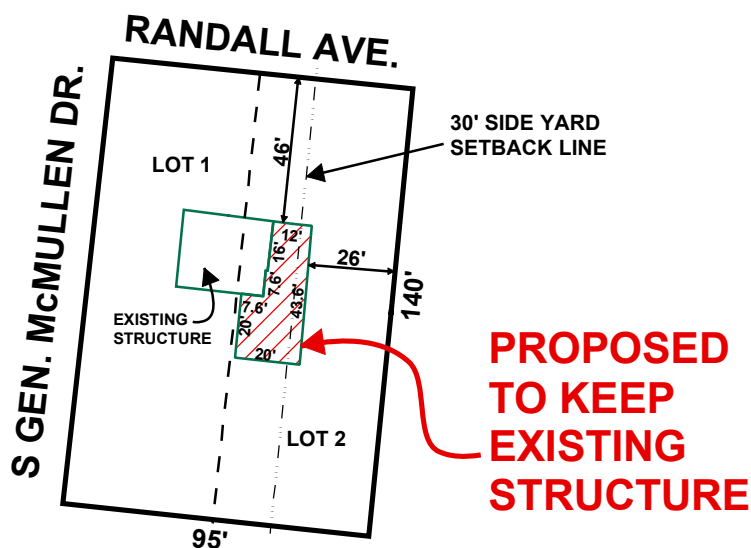
Lots 1 & 2, New City Block 8161

500 S. Gen. McMullen

Zoned: "C-3R" Commercial Restrictive Alcoholic Sales District

The applicant requests a variance to keep an existing addition within the side yard setback. Section 35-310.01(b) of the Unified Development Code requires a 30' side yard setback.

The applicant's proposal is to keep this addition within 26' of the side yard setback.



Plot Plan
A-04-088

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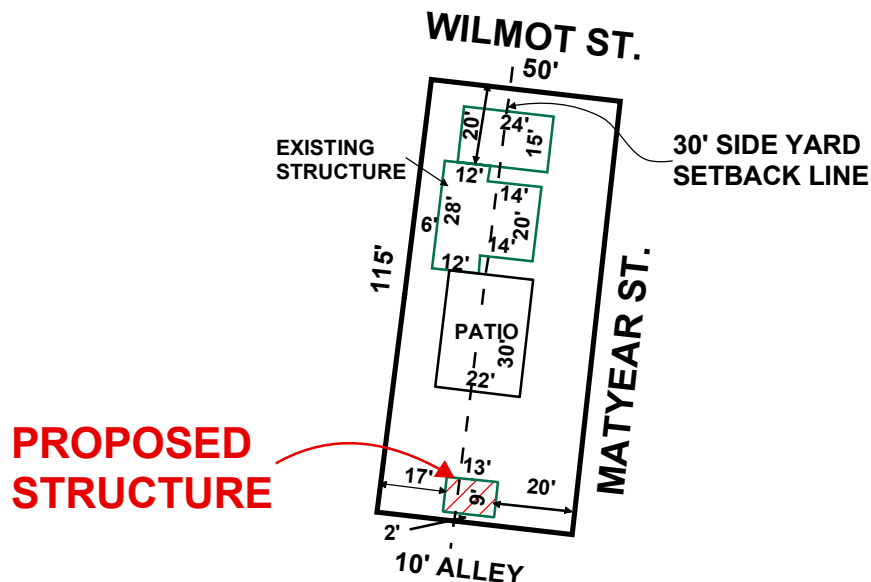
July 12, 2004

CASE NO. A-04-090

Joe A. Estrada
Lots 22 & 23, Block 15, New City Block 8254
117 Matyear
Zoned: "I-1" General Industrial District

The applicant requests a variance to build a structure within the side yard setback. Section 35-310.01(b) requires a 30' side yard setback.

The applicant's proposal is to build a structure with a 17' side yard setback.



Plot Plan
A-04-090

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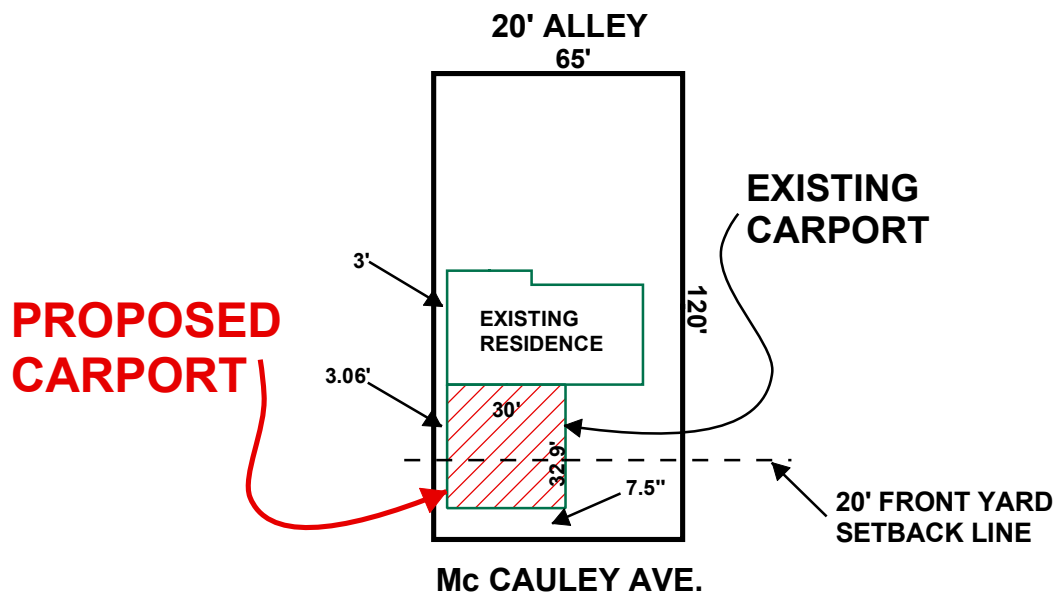
July 12, 2004

CASE NO. A-04-091

Esteban Villa
Lot 10, Block 11, New City Block 12500
1707 McCauley Ave.
Zoned: "R-6" Residential Single-Family District

The applicant requests a variance to extend an existing carport within the front yard setback. Section 35-516(g) of the Unified Development Code requires a 20' front yard setback for carports and garages.

The applicant's proposal is to extend this carport within 7.5' of the front property line.



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A-04-091

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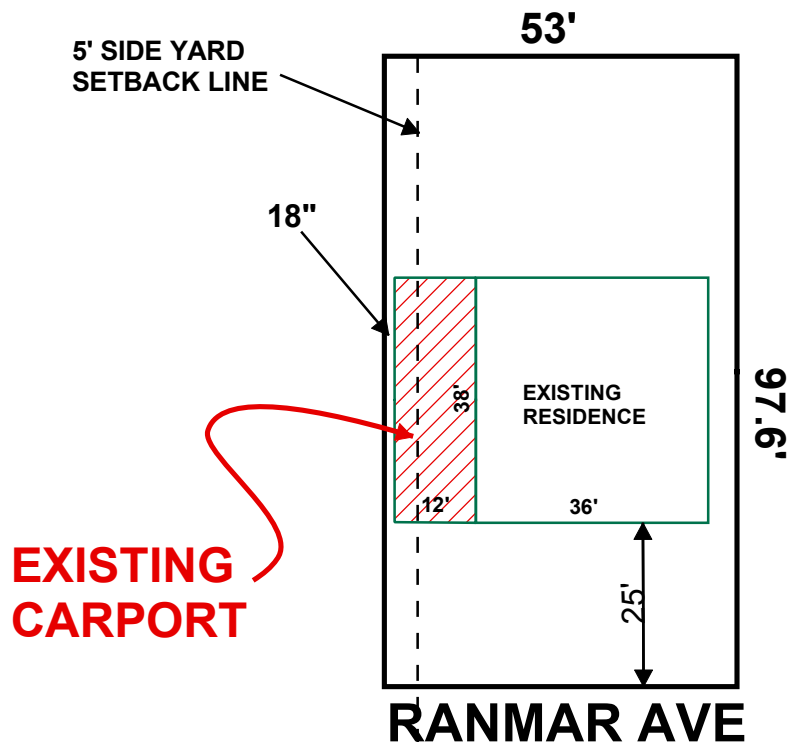
July 12, 2004

CASE NO. A-04-092

Mary M. Mendez
Lot 4, Block 1, New City Block 12410
335 Ranmar Avenue
Zoned: "R-6" Residential Single-Family District

The applicant requests a variance to keep an existing carport within the side yard setback. Section 35-310.01(b) of the Unified Development Code requires a 5' side yard setback.

The applicant's proposal is to keep this carport with an 1'6" side yard setback.



E

Plot Plan
A-04-092

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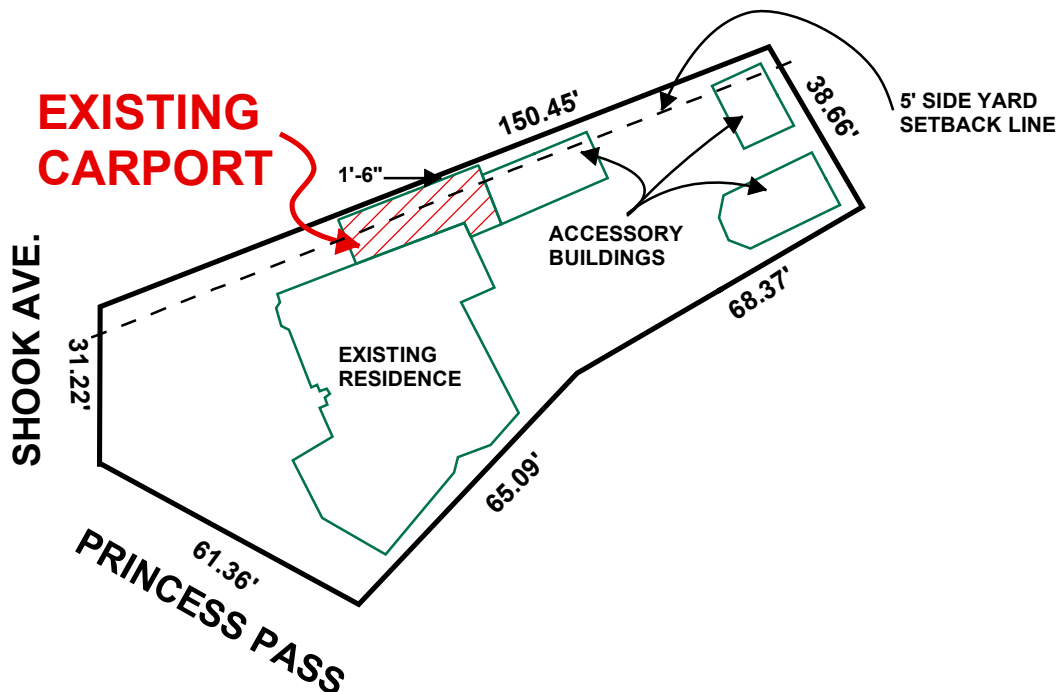
July 12, 2004

CASE NO. A-04-093

Chris Powers
Lot 2, Block 10, New City Block 3094
146 Princess Pass
Zoned: "R-4 H" Historic Residential Single-Family District

The applicant requests a variance to keep an existing carport within the side yard setback. Section 35-310.01(b) of the Unified Development Code requires a 5' side yard setback.

The applicant's proposal is to keep this carport with a 1'6" side yard setback.



Plot Plan
A-04-093

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CASE NO. A-04-094

Sharon Daly

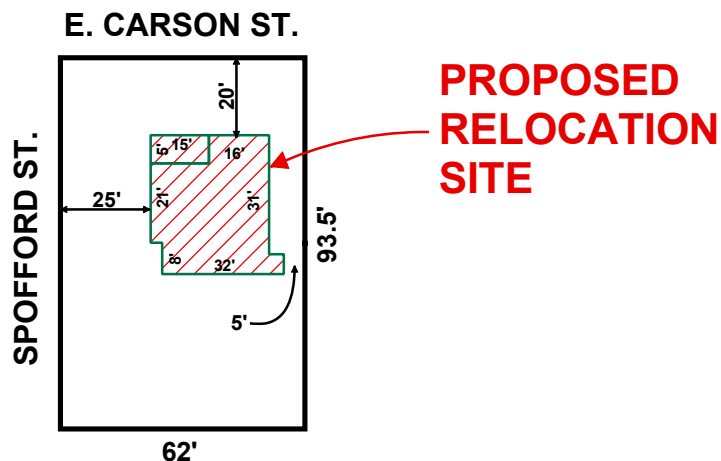
North 93.5' of Lot 1, Block 3, New City Block 1267

902 E. Carson Street

Zoned: "MF-33 H" Historic Multi-Family District

The applicant requests a Special Exception to relocate a structure from 417 E. Grayson St. to 902 E. Carson St. Section 35-389 of the Unified Development Code gives only the Board of Adjustment the authority to grant this Special Exception.

The applicant's proposal is to relocate this structure from 417 E. Grayson Street to 902 E. Carson Street and to convert this structure for residential use.



E

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A-04-094

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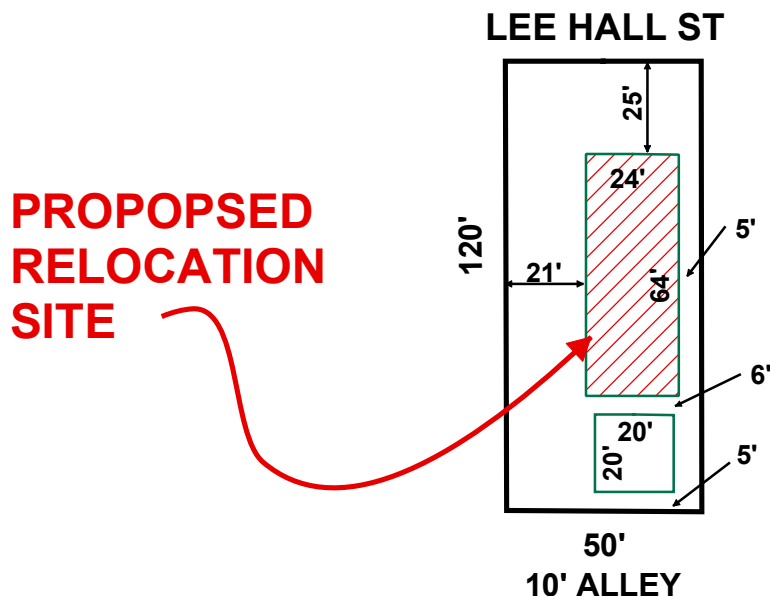
July 12, 2004

CASE NO. A-04-095

Efren Trevino
Lot 4, Block 76, New City Block 7092
1526 Lee Hall Street
Zoned: "R-4" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 11310 S. Zarzamora Street to 1526 Lee Hall Street. Section 35-389 of the Unified Development Code gives only the Board of Adjustment the authority to grant this Special Exception.

The applicant's proposal is to relocate a structure from 11310 S. Zarzamora Street to 1526 Lee Hall Street and to convert this structure for residential use.



Plot Plan
A-04-095

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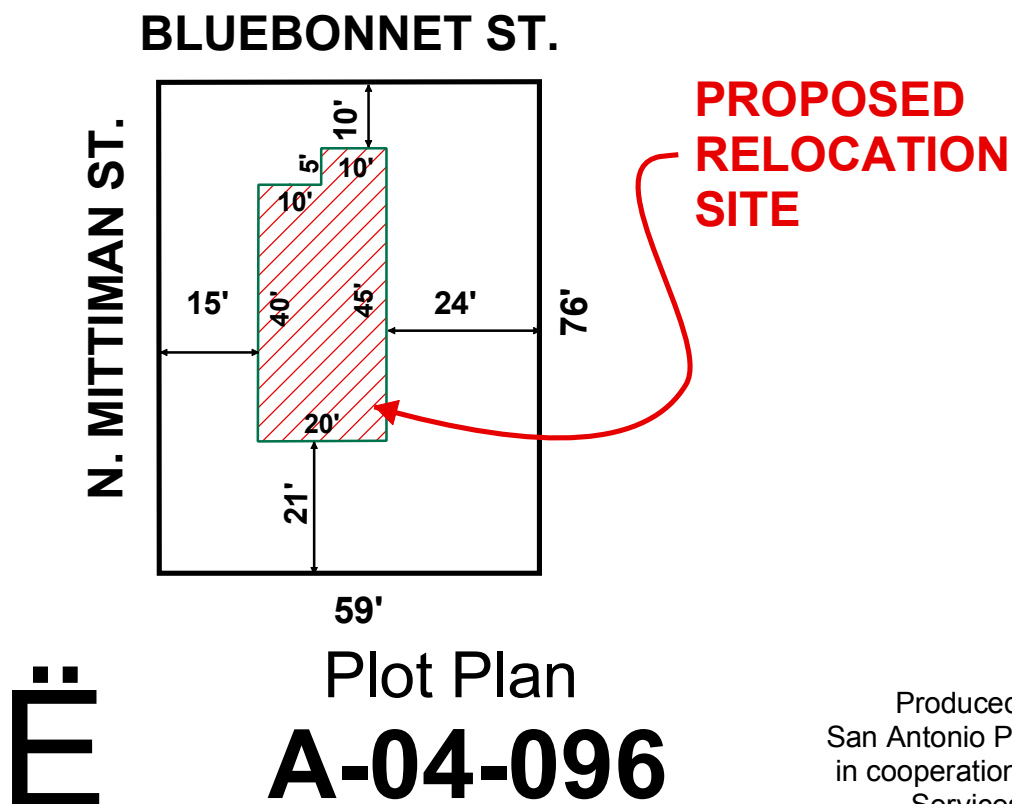
July 12, 2004

CASE NO. A-04-096

Caroline Heath represented by Barbara Favor
Lot 1 & West 16.2' of lot 2, Block 5, New City Block 1353
502 Blue Bonnet Street
Zoned: "MF-33 EP-1" Multi-Family Event Parking 1 District

The applicant requests a Special Exception to relocate a structure from 707 Poinsettia Street to 502 Blue Bonnet Street. Section 35-389 of the Unified Development Code gives only the Board of Adjustment the authority to grant this Special Exception.

The applicant's proposal is to relocate this structure from 707 Poinsettia Street to 502 Blue Bonnet Street and convert this structure for residential use.



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CASE NO. A-04-097

Adelina Perez

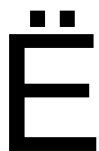
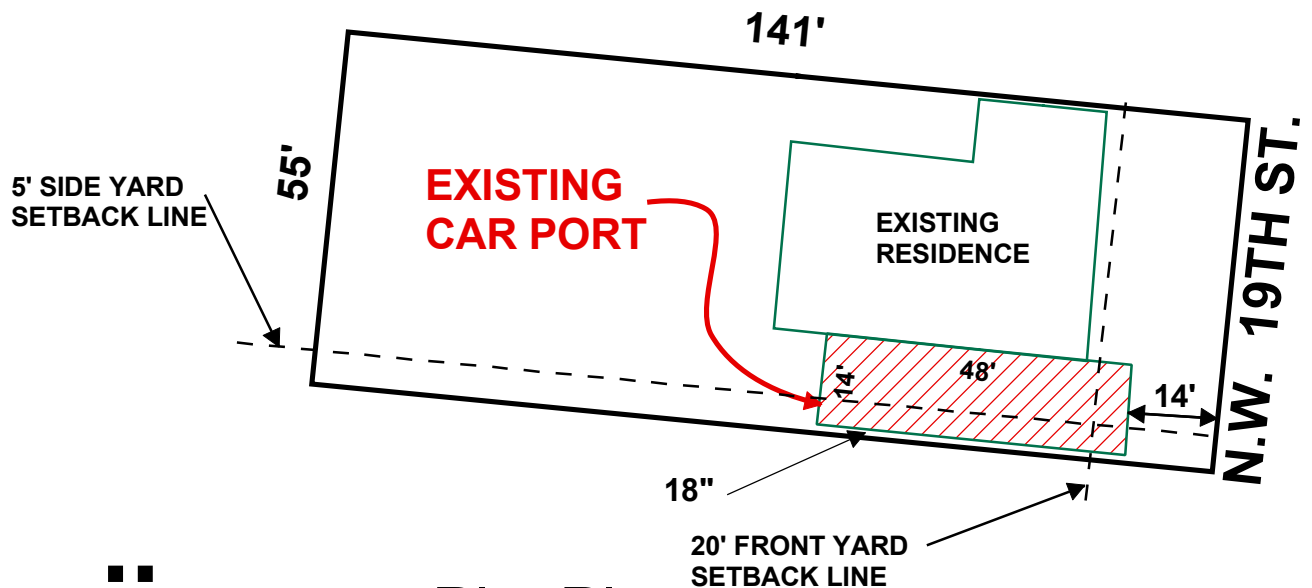
Lot 6, Block 55, New City Block 3634

817 NW 19th Street

Zoned: "C-2" Commercial District

The applicant requests a variance to keep an existing carport within the side and front yard setback. Section 35-310.01(b) of the Unified Development Code requires a 5' side yard setback and Section 35-516(g) of the Unified Development Code requires 20' front yard setback for carports and garages.

The applicant's proposal is to keep the carport with a 1'6" side yard setback and a 14' front yard setback.



Plot Plan
A-04-097

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